

JAMES A. BENO, ET UX,
GRANTORS

TO

ASSUMPTION WARRANTY DEED

JAMES R. WHITWORTH, ET UX
GRANTEE

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, and the assumption by the Grantees hereinafter named of that certain indebtedness evidenced by a promissory note secured by that Deed of Trust of record in Real Estate Trust Deed Book 451, Page 637, said instrument being of record in the office of the Chancery Clerk of DeSoto County, Mississippi, and to which said recorded instrument reference is hereby made, James A. Beno and wife, Judy F. Beno do hereby sell, convey and warrant unto James R. Whitworth and wife, Paula Y. Whitworth as tenants by the entirety with full rights of survivorship and not as tenants in common, the following land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 2244, Section "F" DeSoto Village Subdivision, in Section 33, Township 1 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi, as per plat thereof recorded in plat book 13, pages 1-5, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty of this deed is subject to rights of way and easements for public roads and public utilities; to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi; and to the covenants, limitations and restrictions set forth with the recorded plat of said subdivision.

The mortgage lender is authorized and directed to transfer without charge all escrow funds to the Grantee.

Possession is given upon delivery of this deed.

WITNESS OUR SIGNATURES, this the 29th day of June, 1990.

James A. Beno
JAMES A. BENO

Judy F. Beno
JUDY F. BENO

STATE OF MISSISSIPPI

COUNTY OF DESOTO

This day personally appeared before me the undersigned authority in and for said County and State, the within named James A. Beno and wife Judy F. Beno who acknowledged that they signed and delivered the above and foregoing Warranty Deed, on the day and date therein mentioned, as their free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office this the 29th day of June, 1990.

Joyce B. Young
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 2, 1994

GRANTORS ADDRESS: 641 Valley Springs - Southaven, Ms. 38671
GRANTORS PHONE: HOME: 342-5549 BUSINESS: 774-2115

GRANTEES ADDRESS: 3585 Shadwell Oak - Hattiesburg, Ms. 38637
GRANTEES PHONE: HOME: 342-2614 BUSINESS: 362-0023

File No. 390-149

STATE MS.-DESOTO CO. 7/2
FILED

JUL 3 3 53 PM '90

RECORDED _____
DEED BOOK _____
PAGE _____
W.E. DAVIS CH. CLK.

STATE MS.-DESOTO CO. 7/2
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JUL 10 9 13 AM '90

RECORDED 7-11-90
DEED BOOK 227
PAGE 337
W.E. DAVIS CH. CLK.